

CITY OF ALAMEDA
HISTORICAL ADVISORY BOARD
DRAFT RESOLUTION

A RESOLUTION OF THE HISTORICAL ADVISORY BOARD OF THE CITY OF ALAMEDA APPROVING MODIFICATIONS TO THE APPROVED RESTORATION PLAN OF 500 CENTRAL AVENUE.

WHEREAS, the subject building has a restoration plan in place that was approved by the Historic Advisory Board in 2007; and

WHEREAS, the building plans that incorporated the restoration plan were approved by the City of Alameda on January 17, 2008; and

WHEREAS, a building permit was submitted to the City of Alameda on November 8, 2011 to alter the building plans for the restoration of the building located at 500 Central Avenue; and

WHEREAS, the modifications were discussed at the regular meeting of the Historic Advisory Board at its December 1, 2011 meeting; and

WHEREAS, the members of the Historic Advisory Board continued the item to a date certain to allow a subcommittee of its members to meet with the applicant and property owner on site; and

WHEREAS, the applicant met with the subcommittee and reviewed both the approved plans and the proposed modifications; and

WHEREAS, the project was brought back before the Board at the January 5, 2012 meeting and continued to a date certain by the Board; and

WHEREAS, the project was brought back to the Historical Advisory Board on February 2, 2012 for additional consideration by the Historic Advisory Board; and

WHEREAS, the proposal is Categorically Exempt Class 31 from CEQA, Guidelines, Section 15331 – Historical Resource Restoration/Rehabilitation; and

THEREFORE BE IT RESOLVED that the Historical Advisory Board of the City of Alameda hereby approves the modifications to the restoration plan with the following conditions:

1. This Certificate of Approval shall terminate three (3) years from February 2, 2012, unless actual demolition under a valid building permit has begun.

2. The architectural eye brow style features that have been added to the tops of existing windows shall all be removed no later that March 1, 2012.
3. The applicant shall submit to the City of Alameda a revised plan set illustrating all of the amendments contained in the staff report. However, the words "pine wood" shall be removed from the plan set.
4. One of the two conditions shall be identified by the Board:
 - a. The railing on the balconies shall be restored to the 6 x 6 vertical elements shown on the plans approved on January 17, 2008.OR
 - b. The railing on the balconies shall remain as shown on the plans submitted to the City of Alameda on November 8, 2011.
5. Indemnification: The applicant, or its successors in interest, shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Alameda and their respective agents, officers, and employees from any claim, action, or proceeding against the City of Alameda and their respective agents, officers or employees to attack, set aside, void or annul, any approval or related decision to this project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees arising out of or in connection with the project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.
